

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) _____
2. What is the general land use category for the project? _____
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? _____
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes ☐ No ☐
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes ☐ No ☐ If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. _____

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes ☐ No ☐
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? _____
2. Will the project displace or require the relocation of any residential units? Yes ☐ No ☐ If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) _____

4. Will the project create or destroy job opportunities? Create ☐ Destroy ☐ Describe _____

5. Will the proposed project displace any currently productive use? Yes ☐ No ☐ If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes ☐ No ☐ If yes, describe. _____

2. Will grading on the site be required? Yes ☐ No ☐ If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). _____

Estimate the grading area/quantities. _____ acres _____ cubic yards
3. Will site excavation and fill quantities balance? Yes ☐ No ☐ If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes ☐ No ☐ If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.

6. Will blasting be required during project construction? Yes ☐ No ☐ If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes ☐ No ☐ If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes ☐ No ☐ If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes ☐ No ☐ If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes ☐ No ☐ If yes, describe. _____

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. _____

5. What area/percentage of the project site is presently covered by impervious surface? _____
What will be the area/percentage of impervious surface coverage after development? _____
6. Will any runoff from the project site enter any off-site body of water? Yes ☐ No ☐ If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes ☐ No ☐ If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes ☐ No ☐ If yes, describe. _____
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes ☐ No ☐ If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes ☐ No ☐ If yes, describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes ☐ No ☐ If yes, describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes ☐ No ☐ If yes, describe. _____
2. Describe the following emissions sources related to project development:
- Construction emissions - Extent and duration of site grading activities: _____
- Stationary source emissions - Are woodstoves proposed in residential projects? Yes ☐ No ☐
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: _____
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes ☐ No ☐ If yes, describe (may require the results from specific air quality studies). _____
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes ☐ No ☐ If yes, describe. _____
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? _____
6. Will vegetation be cleared from the project? Yes ☐ No ☐ If yes, describe the method of disposal. _____

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes ☐ No ☐ If yes, what is the name of the roadway?

If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes ☐ No ☐
If yes, describe. _____

3. Would any non-automobile traffic result from the development of the project? Yes ☐ No ☐ If yes, describe. _____
4. If applicable, what road standards are proposed within the project? _____

(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes ☐ No ☐
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). _____

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). _____

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes ☐ No ☐ If yes, describe. _____

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes ☐ No ☐
If yes, describe. _____

10. Will the project require provisions for parking? Yes ☐ No ☐ If yes, describe the number, size, location and access of the parking facilities proposed. _____

11. Will there be company vehicles associated with the project? Yes ☐ No ☐ If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. _____

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes ☐ No ☐ If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. _____

3. Briefly describe wildlife typically found in the area. _____

4. Describe changes to site habitat(s) resulting from development of the project. _____

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes ☐ No ☐ If yes, describe. _____

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes ☐ No ☐ If yes, describe. _____

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes ☐ No ☐ If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes ☐ No ☐ If yes, describe (type, acreage, etc.). _____

9. If yes, will project development affect these wetland areas? Yes ☐ No ☐ If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes ☐ No ☐

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
Yes [] No []

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No []

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [] No [] If yes, describe. _____

2. Describe the noise that will be generated by this project, both during construction and following project development. _____

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). _____

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). _____

3. Describe the fire hazard and fire protection needs created as a result of project development. _____

4. Describe the on-site fire protection facilities proposed with this project. _____

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? _____
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. _____
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) _____

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). _____
2. Describe the security protection that will be provided on the site, if any. _____
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. _____

WATER

1. Is the project within a public domestic water system district or service area? Yes [] No [] If yes, describe the district/area. _____
2. Can the district serve the project? Yes [] No []
3. What will be the water source(s) for the project? _____
4. What is the estimated usage and peak usage of the project? _____ gpd/_____ gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [] If yes, describe the method(s) and quantities (gpd). _____
 2. Is the project located within a sewer district? Yes [] No [] If yes, describe. _____
- If yes, can the district serve the project? Yes [] No []
- Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? _____
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____ gpd _____

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [] No []

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) _____

2. Describe the disposal method of this waste material. _____

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. _____

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? _____
What is the name of this facility? _____
2. Are any park or recreation facilities proposed as part of the project? Yes [] No [] If yes, describe. _____

SCHOOLS

1. What are the nearest elementary and high schools to the project? _____

What are the distances to these schools from the project? _____

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

3. Describe the signage and/or lighting proposed by the project. _____

4. Is landscaping proposed? Yes [] No [] If yes, describe. _____

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No [] If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? _____

What is the name of this site? _____

TOWN OF LOOMIS
PLANNING DEPARTMENT

OPEN SPACE
SUPPLEMENTARY APPLICATION FORM

Project Name_____ **Project #**_____

Location/Address _____

Zoning _____ **Site Acreage** _____

Brief Description of Project _____

1. How will the project help preserve

- Open space?

- Rural character?

- Unique natural features (e.g. wetlands, rock outcroppings, etc.)?

2. Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands part of riparian or wildlife corridor, any rare, endangered , federally listed or candidates for listing species). Please attach a copy of any arborist, cultural or special status species studies for your project.

3. Describe the number, size and condition of any trees to be removed.

4. Briefly describe wildlife typically found in the area (any rare, endangered , federally listed or candidates for listing species.)

5. Describe changes to site habitat(s) resulting from development of the project.

6. Does your project involve any public use or value, including visual access?

7. Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? Do propose that the open space would be for public or private use. Will open space be proposed through an easement on a private lot or a separate lot? How does any open space you propose "work" with the adjacent property development; is any open space you propose continuous contiguous to development within or outside of your project?
8. Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)?

I hereby acknowledge that I have read this application and state that the information given is correct.

I agree to comply with all Town ordinances and State laws regulating property division.

Date _____

Signature _____

Printed Name _____

**TOWN OF LOOMIS
PROCESSING AGREEMENT**

Agreement for Payment of Costs for Town of Loomis Application Processing

FOR TOWN USE ONLY	
Application or Permit #:	<div></div>
Address of Project:	<div></div>
Project Billing #:	<div></div>

TO BE COMPLETED BY APPLICANT:

This Agreement is by and between the Town of Loomis, California, hereafter "Town," and
_____ hereinafter "Applicant."

Project Description: _____

1. PROPERTY INFORMATION:

Property Location: _____ Interest of Applicant: _____
(If not fee owner): _____

2. APPLICANT INFORMATION:

Applicant Name: _____ Applicant Phone
No.: _____
Firm Name: _____ Fax No.: _____
Address: _____ Email: _____

3. CONTACT INFORMATION: (If different from Applicant information.)

Contact Name: _____ Contact Phone No.: _____
Address: _____ Email: _____

4. BILLING INFORMATION: Statements, requests for deposits or refunds shall be directed to Applicant identified in Section 2 above unless stated otherwise below:

Firm Name: _____ ~~_____~~ _____
Address: _____ Attn: _____

PROCESSING AGREEMENT

Agreement for Payment of Costs of Town of Loomis Application Processing

This is a legally binding agreement. You should read all provisions.

- A. Applicant agrees to pay personnel and related direct, indirect, overhead and overtime costs incurred by Town employees, in such amounts as determined by Town staff (including consultant direct costs and a 30% indirect charge for administering consultant contracts) incurred by Town for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Such costs also include the Town's costs of retaining independent contractors to assist with processing the application. Town's indirect and overhead costs will be applied to the time of Town employees and consultants acting as Town employees. All personnel and related direct, indirect, overhead and overtime rates for Town employees (including consultants acting as Town employees) shall be calculated annually by the Town Manager.
- B. Applicant agrees to make an initial deposit in the amount of \$_____ at the time this Agreement is signed, and subsequent deposits within 30 days of the date requested by the Town in writing. The Town will not pay interest on deposits. Applicant agrees that that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951 and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by Town, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for a development project.
- C. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30) days after the date of the deposit request or invoice, Town staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
- D. Deposits shall be applied toward the Town's costs in reviewing and processing the application. Town will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The Town may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.
- E. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by Town, Town will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice, and shall make any additional deposit required by Town.
- F. Town statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicant's additional cost.

PROCESSING AGREEMENT

Agreement for Payment of Costs of Town of Loomis Application Processing

- G. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the Town is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
- H. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
- I. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision acceptance for the project will be issued until all costs for review and processing are paid.
- J. Applicant shall provide written notice to the Town if any of the above information changes.
- K. Except as to the sole negligence or willful misconduct of the Town, Applicant shall defend, indemnify and hold the Town, and its officers, employees and agents harmless from any and all loss, damage, claim of damage, liability, expense, or costs including attorney's fees, which arises out of or is in any way connected with the processing (including CEQA requirements), approval, construction, implementation, ongoing maintenance, repair, management and existence of Applicant's project, by the Applicant or by any of the Applicant's or its successors' employees, agents, contractors, subcontractors, property managers or other parties associated with the project. This indemnification provision shall apply to any acts or omissions, willful misconduct or negligent conduct, whether active or passive. If Applicant is not the property owner, Applicant agrees to pay such costs unless the property owner also signs the deposit agreement, or unless the property owner is a co-applicant, in which case both the Applicant and the property owner shall be jointly liable for such costs.
- L. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
- M. This Agreement is not assignable without written consent by the Town of Loomis. The Town of Loomis will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

APPLICANT

Signature of Applicant: _____ Date: _____

Print Name and Title:

TOWN OF LOOMIS

By: _____ Date: _____

Print Name: _____ Title: _____